

**Bar Harbor Gateway
Draft 1
(Formally Bar Harbor Corridor)**

§ 125-17. Bar Harbor Gateway ~~Bar Harbor Corridor~~.

- A. Minimum lot size: 20,000 square feet with sewers; 40,000 square feet without sewers.
- B. Minimum road frontage and lot width: 100 [feet] with sewers; 150 [feet] without sewers.
- C. Minimum front setback: ~~100~~ 50 [feet] on Route 3, ~~75~~ 25 [feet] elsewhere.
- D. Minimum side setback: 25 [feet].
- E. Minimum rear setback: 25 [feet].
- F. Maximum lot coverage: 50% ~~25%~~.
- G. Maximum height: 40 [feet].
- H. Minimum area per family: 5,000 square feet with sewers; 10,000 square feet without sewers.

~~§ 125-17. Bar Harbor Corridor.~~

- ~~A. Minimum lot size: 20,000 square feet with sewers; 40,000 square feet without sewers.~~
- ~~B. Minimum road frontage and lot width: 100 [feet] with sewers; 150 [feet] without sewers.~~
- ~~C. Minimum front setback: 100 [feet] on Route 3; 75 [feet] elsewhere.~~
- ~~D. Minimum side setback: 25 [feet].~~
- ~~E. Minimum rear setback: 25 [feet].~~
- ~~F. Maximum lot coverage: 25%.~~
- ~~G. Maximum height: 40 [feet].~~
- ~~H. Minimum area per family: 5,000 square feet with sewers; 10,000 square feet without sewers.~~

A. Purpose

The Bar Harbor Gateway District largely consists of a mix of historically significant properties, various transient accommodations, and commercial uses including a ferry terminal. It is situated along Route 3 and represents the primary access point for visitors of downtown Bar Harbor Acadia National Park. New development, re-development, and infill development shall respect and reflect the following standards to assure that the design and use of properties within this district are compatible to any nearby properties.

B. Allowed Uses

1. Principal uses allowed by building permit or a change of use permit with the Code Enforcement Officer : artist studio, child care family, gallery, government facility, home occupation¹; municipal facility, public or private park with minimal structural development; vacation rental on homestead exemption property²; vacation rentals on non-homestead property³; vacation rental in units in multifamily dwelling I or on lots containing a total of three or four dwelling units; vacation rentals in units in multifamily dwelling II or on lots containing in total five or more dwelling units; two family dwelling; temporary dock, wharf, breakwater or other use projecting into the water, and single family dwelling.
2. Accessory Uses that are usual and normal to principal use are allowed unless otherwise prohibited. These allowances are subject to review by the Code Enforcement Officer.
3. Uses allowed by site plan review:
 1. The following uses shall be permitted by site plan review in any part of this district: bank; bed and breakfast I; bed and breakfast II; bed and breakfast III; bed and breakfast IV; bed and breakfast V; child care center; commercial boat yard; commercial fish pier; farmers market; ferry terminal; hotel; marina; multifamily dwelling I; multifamily dwelling II; municipal school; motel; nursing or convalescent homes or congregate housing; parking garage and parking lot; pier; dock, wharf, breakwater or other use projecting into the water; private compulsory school; private school; professional office building; recreational boating facility; restaurant; road construction; services; take out restaurant, and wireless communication facilities.

¹ Home occupations in properties with lot frontage or access on Route 3 shall be required to obtain Minor Site Plan approval.

² Activity allowed only for single-family dwelling on a homestead exemption property plus one additional accessory dwelling on same property. This activity includes a unit in a two-family dwelling where the unit is a homestead exemption property and the two-family dwelling in the sole principal structure on the lot.

³ Activity allowed only for single-family dwelling on a non-homestead exemption property plus one additional accessory dwelling unit on same property. This activity includes the units in a two-family dwelling when the two-family dwelling is the sole principal structure on the lot.

C. Allowed Activities:

1. Activities allowed without a permit, provided it complies with all provisions of the Section 125: activities necessary for managing/protecting land; filling/earth moving activity less than 10 cubic yards; forest management activities except timber harvesting; non-intensive recreation uses not requiring structures; public utility installation/essential services.
2. Activities allowed by building permit and require approval of the Code Enforcement Officer: driveway construction; filling/earth moving activity 10 cubic yards or more.

D. Other Requirements:

1. All new construction or changes to facades and signs shall require Design Review Board approval.
2. Parking shall be located to the rear of the building to minimize visibility from Route 3.
3. Parking for Bed and Breakfast I and II shall be shielded from the view of neighboring properties located to the side and rear of the property where the Bed and Breakfast is located. Shielding shall consist of vegetative screening.
4. Accessory structures and uses shall be located in the side or rear yard of the property.

125-109 Definitions

Commercial Fish Pier - - a permanent structure used for berthing, loading and unloading of commercial fishing vessels. The structure may also be used for commercial purposes such as chartering fishing boats, selling gas and/or locally caught fish for profit.